



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

October 24, 2017

Ordinance 18592

Proposed No. 2017-0338.1

Sponsors Gossett

1 AN ORDINANCE relating to permitting and zoning; and
2 amending Ordinance 10870, Section 578, as amended, and
3 K.C.C 21A.38.050.

4 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

5 SECTION 1. Ordinance 10870, Section 578, as amended, and K.C.C.
6 21A.38.050 are each hereby amended to read as follows:

7 A. The purpose of the pedestrian-oriented commercial development special
8 district overlay is to provide for high-density, pedestrian-oriented retail/employment uses.
9 Pedestrian-oriented commercial district shall only be established in areas designated
10 within a community, subarea, or neighborhood plan as an urban activity center and zoned
11 CB, RB or O.

12 B. Permitted uses shall be those uses permitted in the underlying zone, excluding
13 the following:

- 14 1. Motor vehicle, boat and mobile home dealer;
- 15 2. Gasoline service station;
- 16 3. Drive-through retail and service uses, except SIC Industry Number 5812
17 (Eating places) in buildings existing before July 2017;
- 18 4. Car washes;
- 19 5. Retail and service uses with outside storage, e.g. lumber yards, miscellaneous

20 equipment rental or machinery sales;

21 6. Wholesale uses;

22 7. Recreation/cultural uses as set forth in K.C.C. 21A.08.040, except parks,
23 sports clubs, theaters, libraries and museums;

24 8. SIC Major Group 75 (Automotive repair, services and parking) except 7521
25 (automobile parking; but excluding tow-in parking lots);

26 9. SIC Major Group 76 (Miscellaneous repair services), except 7631 (Watch,
27 clock and jewelry repair);

28 10. SIC Major Group 78 (Motion pictures), except 7832 (theater) and 7841
29 (video tape rental);

30 11. SIC Major Group 80 (Health services), except offices and outpatient clinics
31 (801-804);

32 12. SIC Industry Group 421 (Trucking and courier service);

33 13. Public agency archives;

34 14. Self-service storage;

35 15. Manufacturing land uses as set forth in K.C.C. 21A.08.080, except 2759
36 (Commercial printing); and

37 16. Resource land uses as set forth in K.C.C. 21A.08.090.

38 C. The following development standards shall apply to uses located in
39 pedestrian-oriented commercial overlay districts:

40 1. Every use shall be subject to pedestrian-oriented use limitations and street
41 facade development standards (e.g. placement and orientation of buildings with respect to
42 streets and sidewalks, arcades or marquees) identified and adopted through an applicable

43 community, subarea or, neighborhood plan, or the area zoning process;

44 2. For properties that have frontage on pedestrian street(s) or routes as
45 designated in an applicable plan or area zoning process, the following conditions shall
46 apply:

47 a. main building entrances shall be oriented to the pedestrian street;

48 b. at the ground floor (at grade), buildings shall be located no more than 5 feet
49 from the sidewalk or sidewalk improvement, but shall not encroach on the public right-
50 of-way;

51 c. building facades shall comprise at least 75% of the total pedestrian street
52 frontage for a property and if applicable, at least 75% of the total pedestrian route
53 frontage for a property;

54 d. minimum side setbacks of the underlying zoning are waived;

55 e. building facades of ground floor retail, general business service, and
56 professional office land uses that front onto a pedestrian street or route shall include
57 windows and overhead protection;

58 f. building facades along a pedestrian street or route, that are without
59 ornamentation or are comprised of uninterrupted glass curtain walls or mirrored glass are
60 not permitted; and

61 g. vehicle access shall be limited to the rear access alley or rear access street
62 where such an alley or street exists.

63 3. Floor/lot area ratio shall not exceed 5:1, including the residential component
64 of mixed use developments, but not including parking structures;

65 4. Building setback and height requirements may be waived, except for areas

66 within fifty feet of the perimeter of any special district overlay area abutting an R-12 or
67 lower density residential zone;

68 5. The landscaping requirements of K.C.C. 21A.16 may be waived if
69 landscaping conforms to a special district overlay landscaping plan adopted as part of the
70 area zoning. The overlay district landscaping plan shall include features addressing street
71 trees, and other design amenities (e.g. landscaped plazas or parks);

72 6. On designated pedestrian streets, sidewalk width requirements shall be
73 increased to a range of ten to twelve feet wide including sidewalk landscaping and other
74 amenities. The sidewalk widths exceeding the amount required in the King County Road
75 Standards may occur on private property adjoining the public street right-of-way; and

76 7. Off-street parking requirements K.C.C. 21A.18 are modified as follows for
77 all nonresidential uses:

78 a. No less than one space for every 1000 square feet of floor area shall be
79 provided;

80 b. No more than seventy-five percent of parking shall be on-site surface
81 parking. Such parking shall be placed in the interior of the lot, or at the rear of the
82 building it serves; and

83 c. At least twenty-five percent of the required parking shall be enclosed in an
84 on-site parking structure or located at an off-site common parking facility, provided that

85 this requirement is waived when the applicant signs a no protest agreement to participate
86 in any improvement district for the future construction of such facilities.
87

Ordinance 18592 was introduced on 8/21/2017 and passed by the Metropolitan King County Council on 10/23/2017, by the following vote:

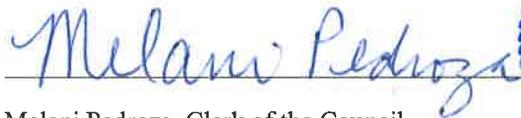
Yes: 9 - Mr. von Reichbauer, Mr. Gossett, Ms. Lambert, Mr. Dunn,
Mr. McDermott, Mr. Dembowski, Mr. Upthegrove, Ms. Kohl-Welles
and Ms. Balducci
No: 0
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Joseph McDermott, Chair

ATTEST:



Melani Pedroza, Clerk of the Council



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CLERK
KING COUNTY COUNCIL

APPROVED this 26 day of OCTOBER, 2017.



Dow Constantine, County Executive

Attachments: None